



1001 70 Avenue Calgary Alberta

\$2,960,000

A very rare opportunity to own 32,755 sq ft of property in the heart of desirable Kelvin Grove. The historic Herron Family Estate includes a 5 bedroom, 3.5 bathroom fully renovated Bungalow offering a luxurious 4882 sq ft of living space, an oversized 4 car attached garage and a heated workshop in the gated back yard. An ideal location nestled beside a park and close to Rockyview Hospital and the beauty of Glenmore Reservoir. Step inside the main wing of the home to an inviting and luxurious modern design. The entry foyer with heated floor leads to a spacious and bright living room that opens on to the sunny backyard oasis. A chic fireplace with Rundestone surround and gorgeous Brazilian cherry wood flooring sets the scene for elegant entertaining or memorable family gatherings. Your gourmet kitchen is a chef's dream, with 48" Wolf gas range with dual ovens, Sub-Zero refrigerator, Bosch warming drawer and two Bosch dish washers. You will love the oversize quartz island, beverage station and large pantry. Bamboo cabinetry with solid wood interiors is featured in the kitchen and throughout the home. At the end of the day your relaxing primary bedroom suite has views of the lush mature trees in the back yard. Unwind in the luxurious ensuite with it's deep soaker tub, granite counters with dual sinks and an oversize shower. The south wing of the bungalow offers two spacious bedrooms, full bathroom, laundry room with wash sink and a sunny fitness room or second office overlooking the yard. The large mudroom leads to the heated 4 car garage with epoxy flooring, work sink, storage rails and racking. Heated floors throughout the lower level keep everything comfortable as you enjoy family movie time in the recreation room or gather with friends for wine night at the bar beside your walk-in wine cellar. There are two more large bedrooms a full bathroom and a walk-up entrance ...

Bedroom 14.17 Ft x 12.00 Ft

Bedroom 12.00 Ft x 12.00 Ft

Other 9.58 Ft x 5.00 Ft

5pc Bathroom 10.92 Ft x 5.33 Ft

Other 28.67 Ft x 24.58 Ft

Recreational, Games room 32.58 Ft x 14.08 Ft

Storage 17.83 Ft x 14.33 Ft

Furnace 14.33 Ft x 14.25 Ft

Laundry room 7.83 Ft x 7.67 Ft

Bedroom 15.58 Ft x 10.75 Ft

Exercise room 17.17 Ft x 12.25 Ft

5pc Bathroom 11.25 Ft x 5.33 Ft

Foyer 11.00 Ft x 10.08 Ft

Living room 30.50 Ft x 19.42 Ft

Dining room 17.75 Ft x 11.00 Ft

Other 23.25 Ft x 19.67 Ft

Pantry 11.00 Ft x 5.67 Ft

Office 11.17 Ft x 10.42 Ft

Listing Presented By:



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Bedroom 15.67 Ft x 10.83 Ft